

As the definition of secondary retail establishments states, the scattered arrangement of these uses in the CBD is not harmful. There is some chance that secondary and other types of establishments could create barriers around the primary retail area which would prevent its expansion. Assuming that the primary area will maintain its compact state means that the secondary and other types of establishments on the north side of the square will have to give way in order to make room for this expansion.

Secondary retail type activities in the CBD use 108,550 square feet of floor space. This represents 27.1 percent of the total CBD type floor space. Of this 108,550 square feet, 13,175 (8.2 percent), are located above ground floor level.

### CONVENIENCE RETAIL

Definition - Convenience retail establishments merchandise consumer goods commonly referred to as "convenience goods," such as food, drugs, and gasoline, which are bought frequently. Establishments selling these goods generally serve a smaller trade area than primary or secondary retail establishments and are found in increasing numbers in outlying areas near the neighborhoods they serve. Food stores and gasoline stations generally do not prosper in the congested Central Business District. These establishments must have locations providing convenient access.

Existing Arrangement - Most of the convenience retail establishments are located around the fringe of the CBD. Altogether there are eighteen convenience retail establishments in the CBD, five of which are within the "Core" area. Of the eighteen establishments, nine are filling stations. It is most likely that the filling stations located around the fringe of the CBD will continue to operate indefinitely in their present locations. Those near the Square will serve as a barrier to the expansion of retail uses in the "Core" if they remain much longer in their present locations. Several fish markets around the "Core" will also serve as barriers.

There are 25,575 square feet of floor space devoted to convenience retail activities in the CBD, representing 6.3 percent of the total CBD type floor space.

### ADMINISTRATIVE AND FINANCIAL SERVICES

Definition - Administrative and financial service establishments include offices or establishments either performing the management or administrative duties of government, business, and welfare agencies or providing monetary and professional services to the community. These include lawyers' offices, accountants' offices, banks, and similar establishments.